149.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,017,600 / 1,017,600
					USE VALUE:	1,017,600 / 1,017,600
					ASSESSED:	1,017,600 / 1,017,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FURGESON JOSHUA/TRUSTEE &
Owner 2:	DATLA ANJANI/TRUSTEE
Owner 3:	59 ROBBINS RD ARLINGTON RLTY
Street 1:	59 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZSIMMONS CARRIE N.E. -
Owner 2:	-
Street 1:	59 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,386 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Veneer Exterior and 3355 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9386.000	526,500		491,100	1,017,600
Total Card	0.215	526,500		491,100	1,017,600
Total Parcel	0.215	526,500		491,100	1,017,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.31 | /Parcel: 303.3

Legal Description

User Acct 98343

GIS Ref

GIS Ref

Insp Date 02/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0006-0004.0

!11668!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	526,300	0	9,386.	491,100	1,017,400	1,017,400	Year End Roll	12/18/2019
2019	101	FV	433,700	0	9,386.	491,100	924,800	924,800	Year End Roll	1/3/2019
2018	101	FV	432,700	0	9,386.	435,000	867,700	867,700	Year End Roll	12/20/2017
2017	101	FV	432,700	0	9,386.	364,800	797,500	797,500	Year End Roll	1/3/2017
2016	101	FV	395,000	0	9,386.	364,800	759,800	759,800	Year End	1/4/2016
2015	101	FV	351,100	0	9,386.	315,700	666,800	666,800	Year End Roll	12/11/2014
2014	101	FV	351,100	0	9,386.	305,200	656,300	656,300	Year End Roll	12/16/2013
2013	101	FV	351,100	0	9,386.	290,500	641,600	641,600		12/13/2012

PRINT

Date	Time
12/11/20	01:48:39

LAST REV

Date	Time
05/13/19	10:15:36
danam	
11668	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZSIMMONS CAR	65632-28		6/29/2015		875,000	No	No		
HOGAN DOROTHY,	59007-112		5/1/2012		680,000	No	No		
	12520-211		9/13/1973		45,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2018	1849	Redo Bat	6,700	C				
9/19/2016	1145	Redo Kit	52,020	O				
9/3/2015	1277	Renovate	52,950		9/3/2015			Demo wall between
8/4/2015	1076	Heat App	17,000		8/4/2015			Install 2 hydro ai
7/15/2015	961	Heat App	41,200		7/15/2015			Install new HVAC i
9/19/2008	1170	Manual	10,500					repair chimney/rep

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
7/14/2016	Sales Review	PT	Paul T
7/20/2012	MLS	EMK	Ellen K
12/19/2008	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/18/1999	Measured	268	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9386		Sq. Ft.	Site		0	70.	0.75	8									491,109						491,100	

Total AC/HA: 0.21547 | Total SF/SM: 9386 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 491,109 | Spl Credit | Total: 491,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04637599
Const Adj.:	1.01584387
Adj $ / SQ:	132.869
Other Features:	131926
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646769
Depreciation:	120299
Depreciated Total:	526470

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 1		

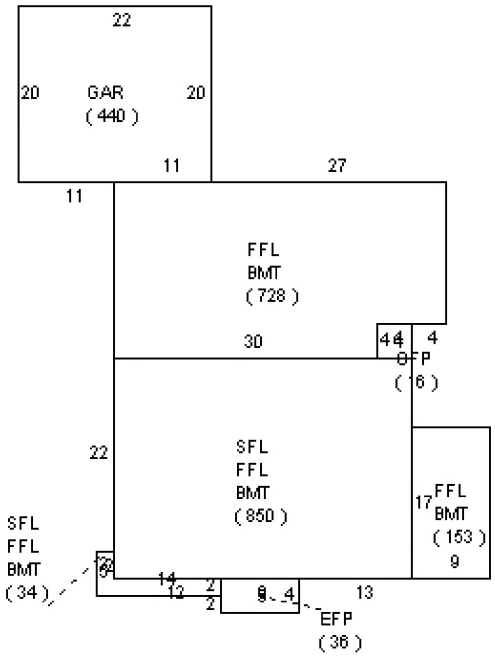
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,765	51.820	91,461
FFL	First Floor	1,765	132.870	234,514
SFL	Second Floor	884	132.870	117,456
GAR	Garage	440	21.010	9,244
EFP	Enclos Porch	36	73.750	2,655
OFP	Open Porch	16	44.700	715
	Net Sketched Area:	4,906	Total:	456,045
Size Ad	2649	Gross Are	4906	FinArea 3355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.16
Special Features:	0	Val/Su Net:	107.32
Final Total:	526500	Val/Su SzAd	198.75

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: